

THIS ORDER IS  
APPROVED.



**TIFFANY & BOSCO**  
P.A.

Dated: March 01, 2011

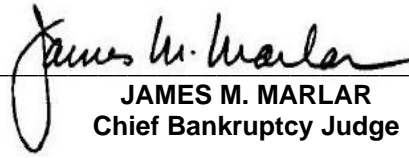
**2525 EAST CAMELBACK ROAD**

**SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

  
JAMES M. MARLAR  
Chief Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

11-02939

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 4:11-bk-01563-JMM

Richard Flores Soto  
Debtor.

Chapter 7

ORDER

Wells Fargo Bank, NA S/B/M to Wells Fargo Bank  
Southwest, N.A. F/K/A Wachovia Mortgage, FSB  
Movant,

(Related to Docket #18)

vs.

Richard Flores Soto, Debtor, Beth Lang, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated August 17, 2006 and recorded in the office of the  
3 Cochise County Recorder wherein Wells Fargo Bank, NA S/B/M to Wells Fargo Bank Southwest, N.A.  
4 F/K/A Wachovia Mortgage, FSB is the current beneficiary and Richard Flores Soto has an interest in,  
5 further described as:

6 A PARCEL OF LAND SITUATED IN THE STATE OF ARIZONA, COUNTY OF COCHISE,  
7 WITH A STREET LOCATION ADDRESS OF 7829 E LOWER RANCH RD; SIERRA VISTA,  
8 AZ 85650-9572 CURRENTLY OWNED BY RICHARD F. SOTO AND DEBRA SOTO  
9 HAVING A TAX IDENTIFICATION NUMBER OF 107-54-009B AND FURTHER  
10 DESCRIBED AS POR SESW SEC14 BEG AT S4COR SEC14 THN N89DEG 54 MIN  
11 W991.80 TO POB THN N89DEG 54MIN W330.60 N0DEG 01MIN E662.08 S89DEG 54MIN  
12 E330.57 S0DEG 01 MIN W662.08 TO POB SEC14-22-21 5.02 AX TOGETHER WITH INT IN  
13 WELLSITE CHT 97-3 VAL W/107-54-009D.

14 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
15 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
16 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
17 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
18 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

19 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
20 to which the Debtor may convert.  
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